

Regal Home Inspections, LLC

Find of the Week 5/11/2019

In forced air furnaces there is a heat exchange. This is a critical component where the circulating, room air picks up the heat from the flames of the furnace's burner. This is a critical component because the circulating, room air **MUST NEVER** mix with the flame or with the gasses from the burning flame.

There may be a leak in the heat exchange where some gasses do get into the circulating air. This can be fatal to the occupants because some of the gasses include carbon monoxide. Carbon monoxide kills and often does.

At this inspection, there are soot marks around the air supply registers. Where's the soot coming from? It may be a leak in the heat exchange. This is classified as a, "Material Defect" in accordance with NJ home inspection standards of practice. The house is not occupied and the clients were advised to have it evaluated immediately. The furnace will likely need to be replaced. The heat exchange is not a part that can be replaced by itself. Additionally, the furnace was manufactured in 1992 so it's past its typical service life.

